

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Woodmont/Redondo/Area 52

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 446

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$97,100	\$186,200	\$283,300	\$296,300	95.6%	10.09%
2004 Value	\$100,300	\$193,800	\$294,100	\$296,300	99.3%	10.03%
Change	+\$3,200	+\$7,600	+\$10,800		+3.7%	-0.06%
% Change	+3.3%	+4.1%	+3.8%		+3.9%	-0.59%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.06% and -.59% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$108,000	\$190,700	\$298,700
2004 Value	\$111,600	\$198,100	\$309,700
Percent Change	+3.3%	+3.9%	+3.7%

Number of one to three unit residences in the Population: 4469

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with a view coding needed a smaller adjustment than non view properties in order to improve uniformity within the area.

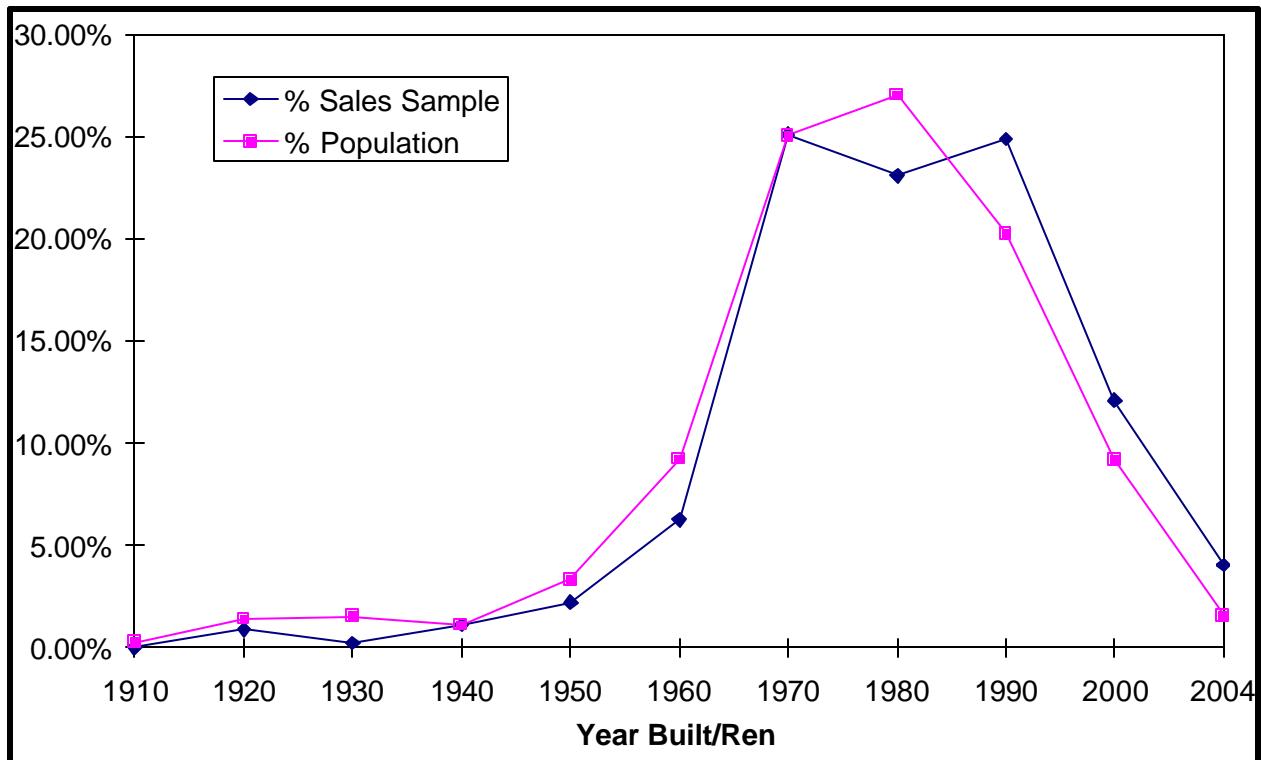
The formula adjusts for this difference thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.90%
1930	1	0.22%
1940	5	1.12%
1950	10	2.24%
1960	28	6.28%
1970	112	25.11%
1980	103	23.09%
1990	111	24.89%
2000	54	12.11%
2004	18	4.04%
	446	

Population		
Year Built/Ren	Frequency	% Population
1910	12	0.27%
1920	63	1.41%
1930	69	1.54%
1940	50	1.12%
1950	148	3.31%
1960	413	9.24%
1970	1120	25.06%
1980	1208	27.03%
1990	905	20.25%
2000	411	9.20%
2004	70	1.57%
	4469	

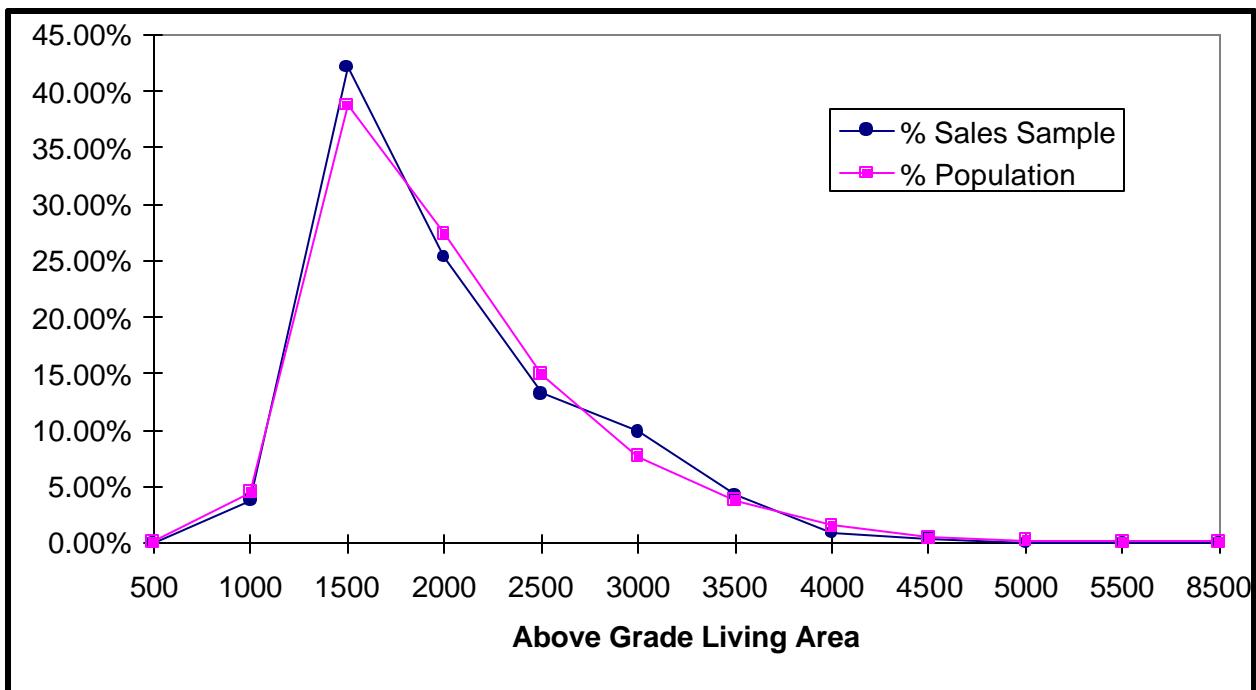


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Year Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	3.81%
1500	188	42.15%
2000	113	25.34%
2500	59	13.23%
3000	44	9.87%
3500	19	4.26%
4000	4	0.90%
4500	2	0.45%
5000	0	0.00%
5500	0	0.00%
8500	0	0.00%
	446	

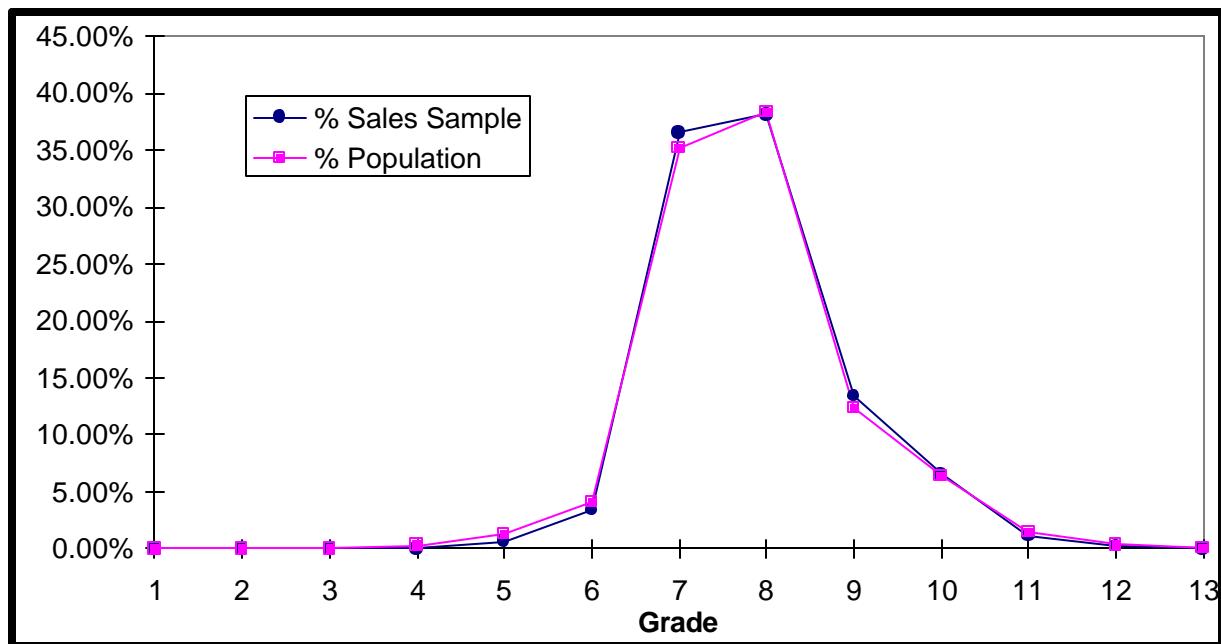
Population		
AGLA	Frequency	% Population
500	7	0.16%
1000	202	4.52%
1500	1734	38.80%
2000	1226	27.43%
2500	668	14.95%
3000	345	7.72%
3500	168	3.76%
4000	71	1.59%
4500	21	0.47%
5000	11	0.25%
5500	8	0.18%
8500	8	0.18%
	4469	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

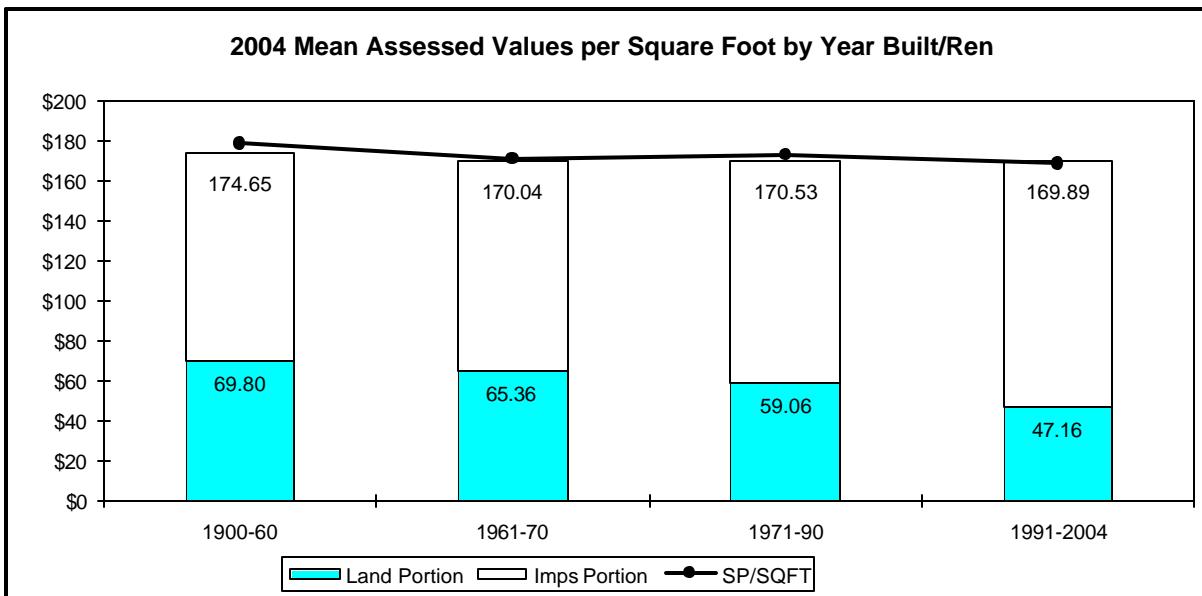
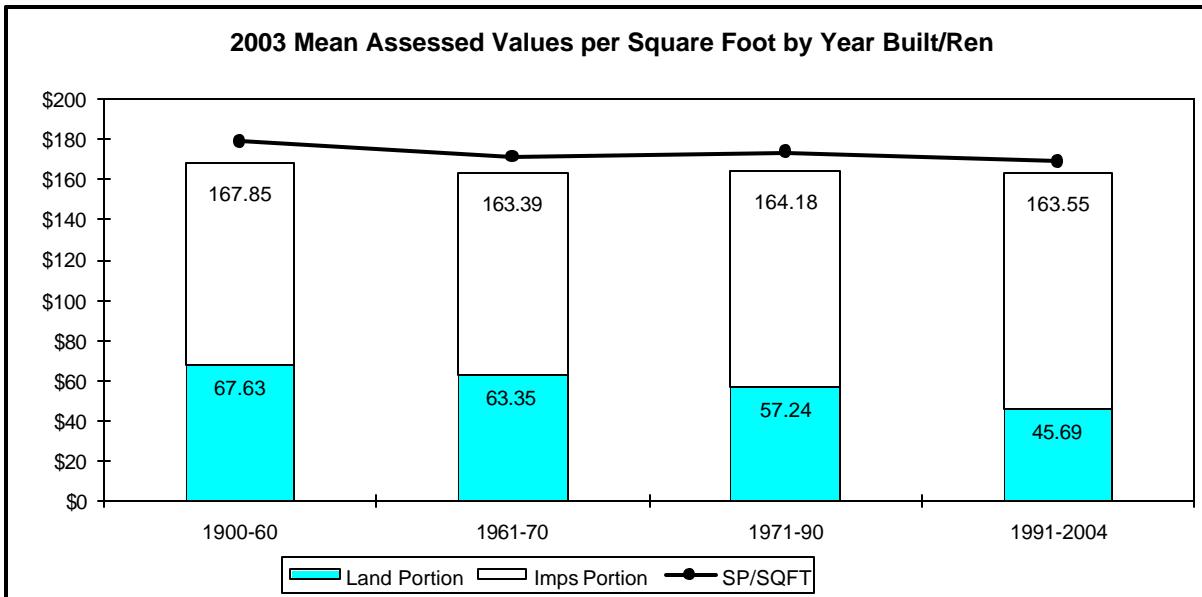
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	14	0.31%
5	3	0.67%	5	57	1.28%
6	15	3.36%	6	185	4.14%
7	163	36.55%	7	1574	35.22%
8	170	38.12%	8	1714	38.35%
9	60	13.45%	9	554	12.40%
10	29	6.50%	10	285	6.38%
11	5	1.12%	11	65	1.45%
12	1	0.22%	12	17	0.38%
13	0	0.00%	13	4	0.09%
	446			4469	



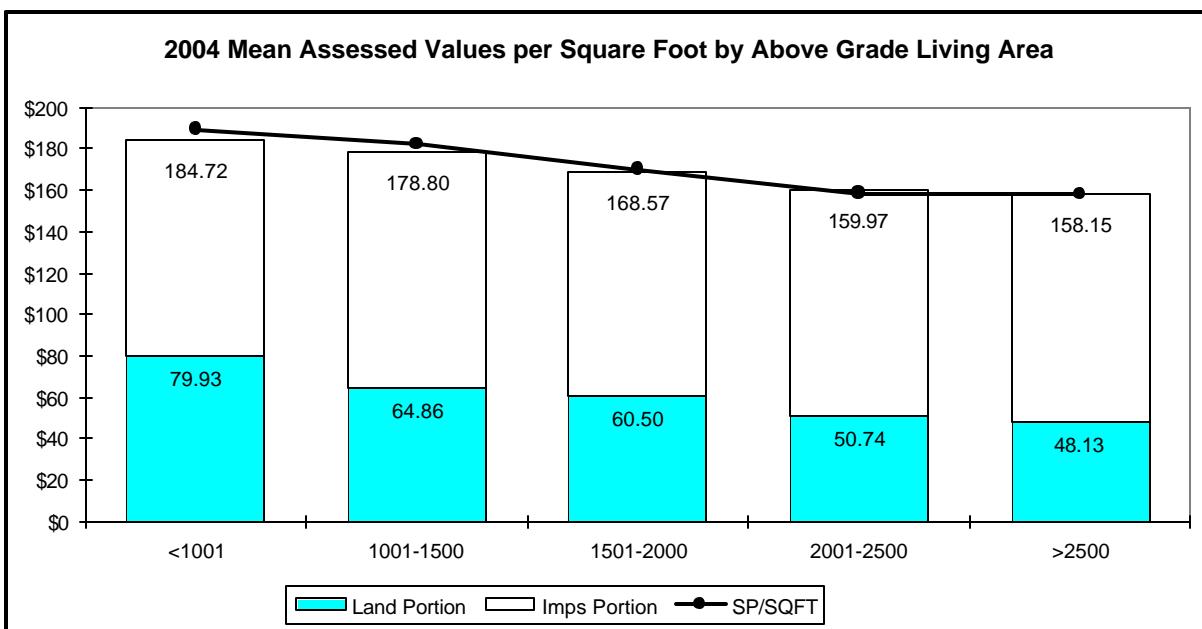
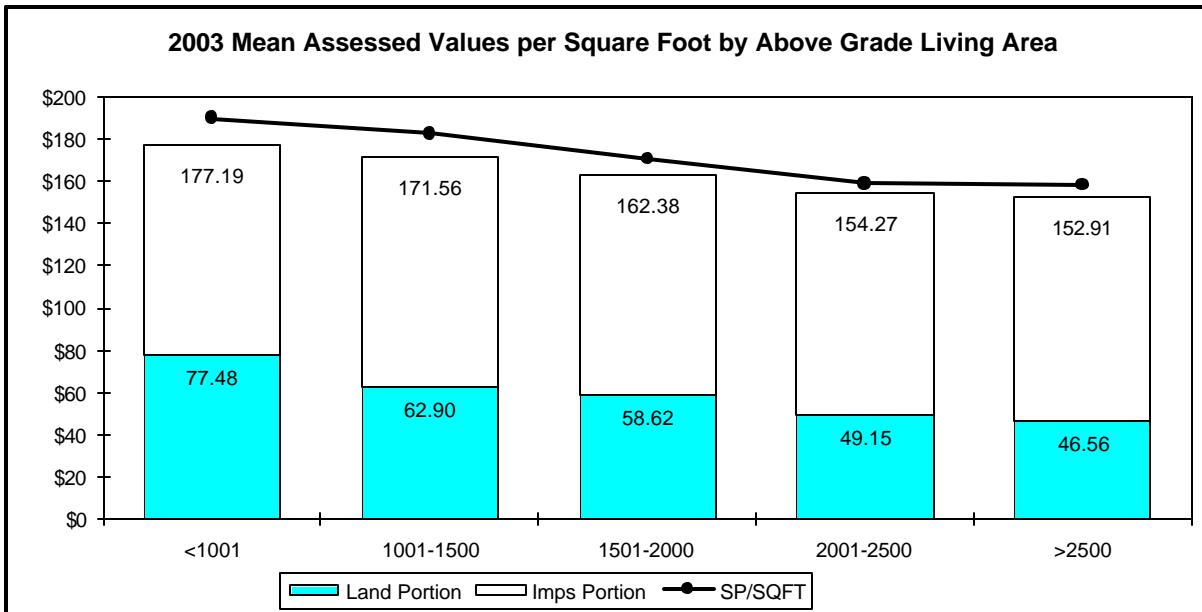
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



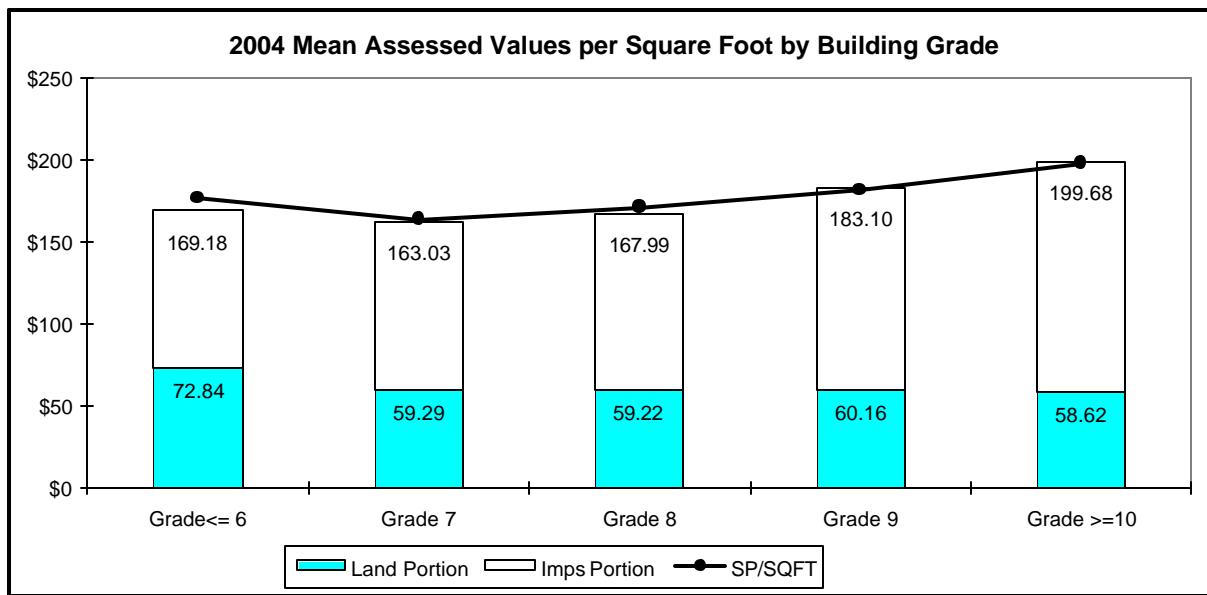
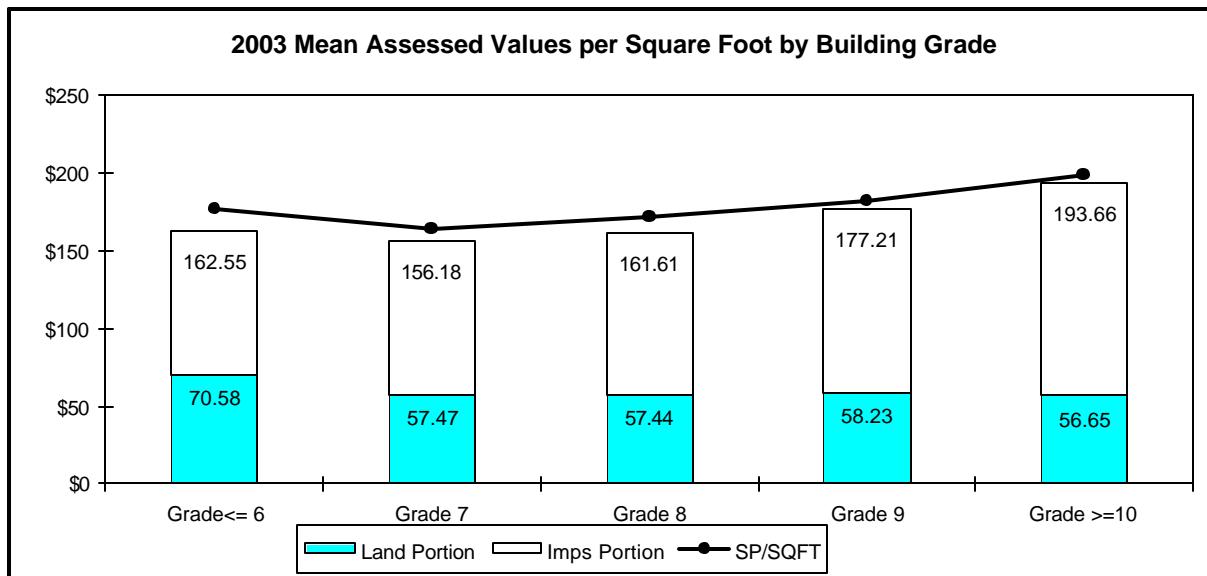
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the **20** usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **3.3%** increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$\text{2004 Land Value} = \text{2003 Land Value} \times \textcolor{red}{1.038}, \text{with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **446** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that one characteristic -based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with a view coding needed a smaller adjustment than non view properties in order to improve uniformity within the area.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .9521238 + 0.01938728 * \text{Has View}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.041)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the 2003 Total Value / .9521238 + 0.01938728 * Has View

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.041, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 52 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.03%

View

Yes

% Adjustment

-2.10%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a view parcel would receive an approximate upward adjustment of 2.93% (5.03% - 2.10%). The adjustment would apply to 2,179 parcels in Area 52.

51% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .993

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=6	18	0.921	0.960	4.2%	0.907	1.012
7	163	0.954	0.996	4.3%	0.981	1.010
8	170	0.941	0.979	4.0%	0.964	0.994
9	60	0.974	1.007	3.3%	0.980	1.033
>=10	35	0.978	1.009	3.1%	0.965	1.052
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1960	48	0.946	0.984	4.0%	0.949	1.019
1961-1970	112	0.959	0.997	4.0%	0.980	1.015
1971-1990	214	0.952	0.988	3.7%	0.974	1.002
1991-2004	72	0.968	1.004	3.7%	0.982	1.026
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair/Average	360	0.953	0.989	3.8%	0.979	1.000
Good/Very Good	86	0.971	1.007	3.7%	0.986	1.028
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	291	0.951	0.988	3.9%	0.977	1.000
1.5	19	0.943	0.978	3.8%	0.923	1.034
>=2	136	0.966	1.001	3.7%	0.984	1.018
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1001	17	0.931	0.971	4.3%	0.912	1.030
1001-1500	188	0.942	0.982	4.2%	0.969	0.995
1501-2000	113	0.955	0.992	3.8%	0.973	1.011
2001-2500	59	0.972	1.008	3.7%	0.979	1.037
>2500	69	0.967	1.000	3.4%	0.974	1.026

Area 52 Annual Update Ratio Confidence Intervals

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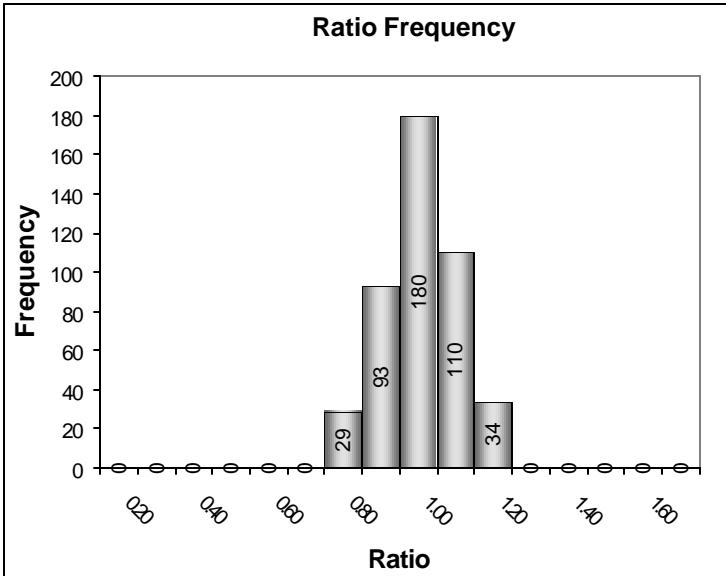
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	296	0.945	0.990	4.8%	0.980	1.000
Y	150	0.968	0.995	2.8%	0.976	1.014
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	428	0.957	0.994	3.9%	0.985	1.003
Y	18	0.952	0.979	2.9%	0.915	1.044
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
9	38	0.960	0.989	3.0%	0.952	1.026
10	121	0.951	0.992	4.4%	0.976	1.008
11	144	0.968	1.002	3.5%	0.984	1.019
14	143	0.944	0.984	4.2%	0.967	1.001
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<5000	13	0.940	0.968	2.9%	0.911	1.025
5000-7199	39	0.935	0.975	4.4%	0.947	1.004
7200-9599	137	0.954	0.995	4.3%	0.982	1.008
>=9600	257	0.960	0.995	3.6%	0.981	1.009

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: Southwest District 3/Team 2	Lien Date: 01/01/2003	Date of Report: 5/28/2004	Sales Dates: 1/2002 - 12/2003
Area Woodmont/Redondo	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	446		
Mean Assessed Value	283,300		
Mean Sales Price	296,300		
Standard Deviation AV	136,490		
Standard Deviation SP	140,218		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.959		
Median Ratio	0.951		
Weighted Mean Ratio	0.956		
UNIFORMITY			
Lowest ratio	0.733		
Highest ratio:	1.195		
Coefficient of Dispersion	8.16%		
Standard Deviation	0.097		
Coefficient of Variation	10.09%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.941		
Upper limit	0.963		
95% Confidence: Mean			
Lower limit	0.950		
Upper limit	0.968		
SAMPLE SIZE EVALUATION			
N (population size)	4469		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.097		
Recommended minimum:	15		
Actual sample size:	446		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	236		
# ratios above mean:	210		
Z:	1.231		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



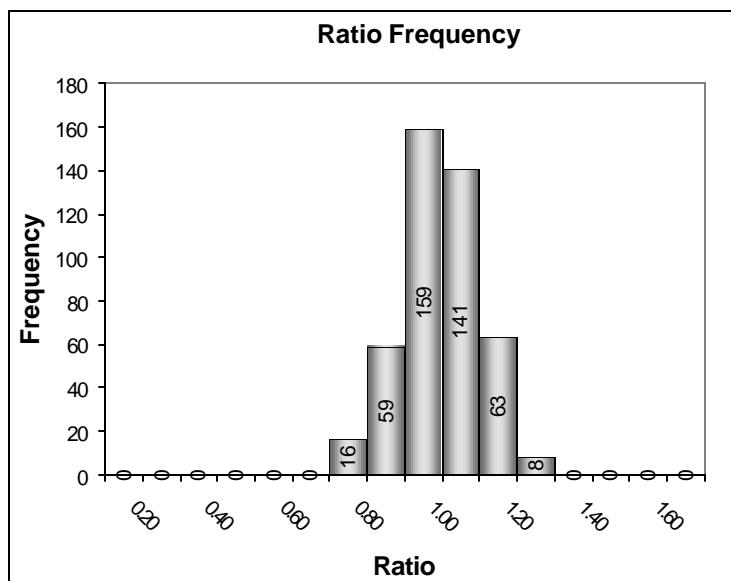
COMMENTS:

1 to 3 Unit Residences throughout area 52

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: Southwest District 3/Team 2	Lien Date: 01/01/2004	Date of Report: 5/28/2004	Sales Dates: 1/2002 - 12/2003
Area Woodmont/Redondo	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 446 Mean Assessed Value 294,100 Mean Sales Price 296,300 Standard Deviation AV 139,287 Standard Deviation SP 140,218			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.995 Weighted Mean Ratio 0.993			
UNIFORMITY			
Lowest ratio 0.769 Highest ratio: 1.230 Coefficient of Dispersion 8.07% Standard Deviation 0.100 Coefficient of Variation 10.03% Price Related Differential (PRD) 1.006			
RELIABILITY			
95% Confidence: Median Lower limit 0.982 Upper limit 1.006			
95% Confidence: Mean Lower limit 0.989 Upper limit 1.007			
SAMPLE SIZE EVALUATION			
N (population size) 4469 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.100 Recommended minimum: 16 Actual sample size: 446 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 230 # ratios above mean: 216 Z: 0.663 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 52

The assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	200900	0820	8/30/03	\$103,500	730	260	5	1946	2	6440	N	N	21619 4TH AV S
009	200900	0340	8/9/02	\$140,000	780	0	5	1950	2	11174	N	N	611 S 216TH ST
009	953660	0322	7/18/03	\$135,000	550	0	6	1970	3	2970	Y	N	803 S 264TH ST
009	200900	0765	3/1/02	\$204,000	1430	0	6	1987	3	9000	N	N	21633 4TH PL S
009	200900	0350	5/15/03	\$220,000	1450	440	6	1916	3	17125	N	N	21608 6TH AV S
009	052104	9073	12/31/03	\$350,000	1490	0	6	1954	4	9520	Y	N	28873 REDONDO SHORES DR S
009	201380	2000	12/20/02	\$216,750	1840	0	6	1959	3	9000	N	N	24632 8TH AV S
009	322204	9179	3/25/03	\$264,100	1120	0	7	1992	3	7045	Y	N	800 S 280TH ST
009	119600	0215	1/16/02	\$476,000	1130	870	7	1975	4	3400	Y	Y	306 SW 292ND ST
009	953660	0665	12/26/03	\$273,900	1280	0	7	1970	3	4080	Y	N	26926 9TH AV S
009	953660	0665	3/4/02	\$240,500	1280	0	7	1970	3	4080	Y	N	26926 9TH AV S
009	953660	0255	9/23/03	\$402,000	1690	880	7	1991	3	7050	Y	N	26445 MARINE VIEW DR S
009	172204	9010	5/2/03	\$674,000	2400	0	7	1918	5	21635	Y	Y	23103 MARINE VIEW DR S
009	119600	0024	6/19/02	\$548,000	2560	0	7	1920	5	11800	Y	Y	29006 REDONDO BEACH DR S
009	506840	0090	5/19/03	\$550,000	1200	510	8	1983	3	37026	Y	Y	26237 MARINE VIEW DR S
009	322204	9062	9/11/03	\$617,000	1230	910	8	1989	3	7260	Y	Y	27203 7TH PL S
009	200900	0915	4/25/02	\$260,000	1470	800	8	1964	3	17534	N	N	21626 3RD AV S
009	172204	9120	6/10/02	\$360,000	1530	1490	8	1977	3	13939	Y	N	732 S 231ST ST
009	506740	0097	11/26/02	\$257,000	1560	200	8	1955	3	15000	N	N	920 S 258TH PL
009	506840	0085	2/6/03	\$663,250	1680	1010	8	1963	4	36590	Y	Y	26233 MARINE VIEW DR S
009	201380	0740	1/8/03	\$370,000	1700	530	8	1986	3	10000	Y	N	24037 MARINE VIEW DR S
009	506740	0044	6/11/02	\$715,000	1930	0	8	1965	3	24394	Y	Y	25643 MARINE VIEW DR S
009	720360	0070	7/22/03	\$578,000	2240	0	8	1964	5	5560	Y	Y	28736 REDONDO BEACH DR S
009	201380	1802	11/8/02	\$355,000	2290	0	8	1989	3	13270	N	N	24515 MARINE VIEW DR S
009	256080	6060	5/20/03	\$788,000	2520	1060	8	1990	3	30175	Y	Y	24935 8TH PL S
009	769545	0020	10/29/02	\$375,000	1610	890	9	1979	3	15625	Y	N	27308 10TH PL S
009	769545	0010	3/15/02	\$395,000	1720	1030	9	1981	3	14300	Y	N	27318 10TH PL S
009	720360	0670	3/26/02	\$560,000	2080	370	9	1994	3	3105	Y	N	28436 REDONDO BEACH DR S
009	119600	0665	2/19/02	\$389,900	2550	0	9	1990	3	10500	Y	N	306 SW 293RD ST
009	769545	0120	8/8/03	\$465,000	2850	0	9	1989	3	15625	Y	N	806 S 273RD CT

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	119600	0662	8/27/02	\$478,500	2930	0	9	1988	3	10500	Y	N	29203 3RD AV SW
009	119600	0485	11/27/02	\$812,500	3050	690	9	1986	3	19500	Y	Y	616 SW 293RD ST
009	506840	0025	3/7/02	\$965,000	3250	0	9	1999	3	46173	Y	Y	26037 MARINE VIEW DR S
009	720360	0625	5/9/02	\$600,000	3780	0	9	1986	3	12200	Y	N	28431 4TH PL S
009	769545	0100	10/28/02	\$515,000	3030	500	10	1991	3	14850	Y	N	816 S 273RD CT
009	119600	0340	10/8/03	\$1,100,000	3470	0	10	1988	3	51836	Y	Y	718 SW 294TH ST
009	119600	0065	9/24/03	\$675,000	3640	0	10	1986	3	14148	Y	Y	232 SW 292ND ST
009	119600	2397	10/29/02	\$656,000	3040	910	11	1988	3	18240	Y	N	29415 10TH AV SW
010	953660	1125	9/27/02	\$155,000	820	0	6	1950	3	8100	N	N	26839 16TH AV S
010	322204	9086	6/30/03	\$145,351	910	0	6	1942	3	10454	N	N	27411 16TH AV S
010	953660	1773	1/16/03	\$169,950	1060	0	6	1970	4	9248	N	N	27041 13TH AV S
010	720540	0055	10/30/03	\$173,500	1150	0	6	1936	4	10540	N	N	1372 S 279TH ST
010	506740	0153	7/30/03	\$214,000	1460	0	6	1981	3	11209	N	N	25838 11TH AV S
010	720300	0650	8/5/03	\$172,400	1000	0	7	1971	4	6000	N	N	28720 13TH AV S
010	953680	0010	5/10/02	\$188,000	1000	440	7	1983	3	8176	N	N	1417 S 263RD PL
010	752420	0070	10/23/03	\$175,000	1010	0	7	1967	4	7725	N	N	26236 14TH AV S
010	953660	1865	9/17/02	\$178,500	1050	0	7	1977	4	8100	N	N	27037 14TH AV S
010	752410	0370	6/19/03	\$177,500	1060	0	7	1967	3	7725	N	N	25947 13TH PL S
010	752260	0080	9/23/02	\$175,000	1060	0	7	1967	4	8800	N	N	26218 14TH PL S
010	953660	1920	7/25/02	\$157,000	1060	0	7	1959	3	9450	N	N	27010 14TH AV S
010	894730	0150	3/22/02	\$180,000	1070	300	7	1964	4	7210	N	N	1405 S 257TH PL
010	720300	0055	12/10/03	\$161,300	1080	0	7	1978	2	6580	N	N	28441 15TH PL S
010	720540	0115	4/24/03	\$275,000	1080	240	7	1947	3	18000	Y	N	27809 13TH AV S
010	506740	0156	5/20/02	\$322,250	1090	280	7	1949	5	27360	N	N	25826 11TH AV S
010	720300	0461	8/25/03	\$245,000	1090	880	7	1972	4	7701	Y	N	28430 14TH AV S
010	752400	0290	3/18/03	\$151,800	1100	0	7	1967	3	8000	N	N	25805 13TH PL S
010	720300	0640	6/19/03	\$165,000	1130	0	7	1969	3	7400	N	N	28729 14TH AV S
010	953660	1880	5/12/03	\$193,500	1140	0	7	1977	3	8100	N	N	27009 14TH AV S
010	720551	0160	6/24/03	\$226,950	1180	0	7	1975	3	6832	N	N	27503 13TH AV S
010	752300	0050	1/6/03	\$187,000	1190	0	7	1968	3	7210	N	N	25616 13TH PL S
010	691810	0310	8/25/03	\$217,000	1190	360	7	1985	3	7926	N	N	1434 S 259TH ST

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	752300	0070	5/8/03	\$179,950	1190	0	7	1968	3	7004	N	N	25604 13TH PL S
010	894730	0050	9/11/03	\$222,500	1200	470	7	1977	3	6000	N	N	25618 14TH PL S
010	638511	0300	8/13/02	\$210,000	1200	380	7	1984	3	7150	N	N	26025 11TH PL S
010	953660	1766	8/28/02	\$236,900	1200	1200	7	1966	3	8100	Y	N	1224 S 272ND ST
010	720551	0480	12/23/03	\$222,500	1240	860	7	1975	3	9520	N	N	1313 S 275TH PL
010	953660	2001	12/6/02	\$162,000	1240	0	7	1959	3	9450	N	N	27011 15TH AV S
010	720551	0480	1/18/02	\$190,000	1240	860	7	1975	3	9520	N	N	1313 S 275TH PL
010	087390	0080	10/1/02	\$249,950	1250	780	7	2002	3	7749	N	N	1332 S 277TH PL
010	087390	0280	1/6/03	\$246,750	1250	780	7	2002	3	7953	N	N	1301 S 277TH PL
010	087390	0200	2/13/02	\$245,000	1250	780	7	2002	3	5773	N	N	1335 S 277TH PL
010	087390	0210	11/7/02	\$243,950	1250	780	7	2002	3	6256	N	N	1331 S 277TH PL
010	087390	0010	2/14/02	\$242,000	1250	780	7	2001	3	6948	N	N	1302 S 277TH PL
010	087390	0070	1/21/03	\$243,500	1250	780	7	2002	3	7377	N	N	1328 S 277TH PL
010	087390	0050	7/30/02	\$242,000	1250	780	7	2002	3	6615	N	N	1320 S 277TH PL
010	752420	0260	11/25/02	\$200,000	1260	0	7	1967	3	8000	N	N	1311 S 262ND ST
010	720540	0097	1/28/02	\$183,000	1260	0	7	1948	4	18032	N	N	1320 S 279TH ST
010	087390	0250	9/23/03	\$264,950	1270	690	7	2001	3	6543	N	N	1315 S 277TH PL
010	087390	0190	6/12/02	\$245,000	1270	690	7	2002	3	5393	N	N	1339 S 277TH PL
010	087390	0180	1/6/03	\$227,000	1270	690	7	2002	3	5420	N	N	1343 S 277TH PL
010	752400	0180	1/22/02	\$190,000	1290	0	7	1966	3	7475	N	N	1209 S 259TH PL
010	752400	0120	6/25/03	\$184,950	1290	0	7	1966	3	7280	N	N	1317 S 259TH ST
010	752410	0230	10/1/03	\$185,000	1290	0	7	1966	3	8250	N	N	1320 S 260TH PL
010	752410	0090	5/13/03	\$189,950	1290	0	7	1966	4	7725	N	N	25918 14TH AV S
010	752400	0070	12/2/02	\$178,400	1290	0	7	1966	3	7125	N	N	25842 13TH PL S
010	752410	0110	12/3/02	\$183,300	1290	0	7	1966	4	7725	N	N	26010 14TH AV S
010	752410	0030	5/14/02	\$162,500	1290	0	7	1966	3	7622	N	N	1412 S 259TH ST
010	752420	0310	10/2/03	\$195,000	1300	0	7	1967	3	8536	N	N	26240 13TH PL S
010	752420	0060	11/19/02	\$178,000	1300	0	7	1967	4	7725	N	N	26228 14TH AV S
010	720300	0420	12/9/03	\$225,000	1340	540	7	1978	3	8000	N	N	28612 14TH AV S
010	752410	0400	9/5/03	\$200,000	1430	0	7	1966	4	7725	N	N	25923 13TH PL S
010	752410	0080	3/6/02	\$182,700	1430	0	7	1966	3	7725	N	N	25912 14TH AV S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	292204	9075	6/18/02	\$168,000	1430	0	7	1989	3	11609	N	N	25808 14TH LN S
010	720300	0465	5/9/02	\$182,000	1450	0	7	1972	3	9333	Y	N	28436 14TH AV S
010	752420	0050	8/27/02	\$197,000	1460	0	7	1967	4	7210	N	N	26222 14TH AV S
010	720300	0410	1/23/02	\$215,000	1490	0	7	1967	3	8000	N	N	28620 14TH AV S
010	752260	0110	8/19/02	\$204,500	1540	0	7	1967	4	6600	N	N	26229 14TH PL S
010	752400	0010	3/15/02	\$225,000	1570	0	7	1996	3	5240	N	N	1313 S 258TH ST
010	720540	0112	7/23/02	\$209,000	1660	0	7	1999	3	8880	N	N	27802 13TH AV S
010	752420	0180	7/29/02	\$187,000	1690	0	7	1967	4	7725	N	N	26209 13TH PL S
010	953680	0030	12/10/03	\$235,000	1750	0	7	1983	3	11527	N	N	1431 S 263RD PL
010	953680	0030	5/6/02	\$214,950	1750	0	7	1983	3	11527	N	N	1431 S 263RD PL
010	752400	0210	7/30/03	\$219,950	1780	0	7	1966	3	6650	N	N	1210 S 259TH PL
010	720420	0136	12/27/02	\$389,000	1810	1110	7	1959	4	119354	Y	N	27824 10TH AV S
010	752400	0200	10/10/03	\$199,500	1860	0	7	1966	3	9000	N	N	1204 S 259TH PL
010	720300	0200	2/18/03	\$212,000	1890	0	7	1966	4	7650	N	N	28602 15TH AV S
010	752260	0230	10/22/03	\$204,450	1910	0	7	1967	4	7500	N	N	25923 14TH PL S
010	720540	0005	3/19/02	\$220,000	1920	0	7	2002	3	6000	N	N	1357 S 277TH PL
010	292204	9093	9/5/03	\$185,000	1980	0	7	1960	4	21432	N	N	25812 14TH LN S
010	087390	0020	10/29/02	\$255,000	2020	0	7	2001	3	6237	N	N	1306 S 277TH PL
010	087390	0150	1/11/02	\$239,950	2020	0	7	2002	3	4914	N	N	1355 S 277TH PL
010	087390	0230	3/21/02	\$249,950	2024	0	7	2002	3	5225	N	N	1323 S 277TH PL
010	087390	0220	12/11/03	\$265,000	2050	0	7	2002	3	6087	N	N	1327 S 277TH PL
010	087390	0220	3/8/02	\$263,990	2050	0	7	2002	3	6087	N	N	1327 S 277TH PL
010	087390	0270	11/7/02	\$242,000	2050	0	7	2002	3	7049	N	N	1305 S 277TH PL
010	506740	0163	7/29/02	\$239,950	2060	0	7	1991	3	12826	N	N	25834 11TH AV S
010	292204	9087	6/12/03	\$256,500	1060	1060	8	1966	3	9583	Y	N	26229 16TH AV S
010	638511	0040	5/19/03	\$244,000	1090	720	8	1979	3	6900	Y	N	921 S 261ST PL
010	638510	0030	9/10/03	\$265,450	1190	770	8	1977	4	9000	N	N	933 S 262ND PL
010	638510	0080	11/8/02	\$200,000	1200	480	8	1977	3	6600	N	N	1019 S 262ND PL
010	691810	0120	7/24/03	\$279,950	1260	560	8	1985	3	7348	N	N	25822 15TH PL S
010	953660	0378	6/4/02	\$285,000	1280	600	8	1979	3	10643	Y	N	26468 MARINE VIEW DR S
010	638511	0140	8/22/02	\$245,000	1290	1200	8	1979	3	7350	N	N	1017 S 261ST PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	516210	0750	3/6/02	\$235,000	1310	570	8	1987	3	9915	N	N	28829 13TH AV S
010	691810	0090	5/28/03	\$298,000	1340	520	8	1989	3	7437	N	N	1526 S 258TH CT
010	638510	0040	4/3/03	\$235,000	1380	530	8	1977	3	10800	N	N	1003 S 262ND PL
010	506840	0014	11/18/02	\$234,950	1400	490	8	1981	3	8470	N	N	26008 11TH AV S
010	638510	0010	7/17/03	\$299,999	1410	620	8	1977	3	7200	Y	N	911 S 262ND PL
010	720360	1490	5/21/03	\$350,000	1440	760	8	1979	3	4700	Y	N	28134 9TH AV S
010	720420	0137	11/20/03	\$349,950	1460	620	8	1979	3	10249	Y	N	27826 10TH AV S
010	953660	0395	7/10/03	\$282,000	1480	800	8	1981	3	11475	N	N	26461 10TH AV S
010	720551	0340	7/5/02	\$349,950	1490	480	8	1977	4	14290	Y	N	27551 12TH PL S
010	953660	0805	6/25/02	\$289,950	1560	420	8	1962	3	32400	N	N	26856 12TH AV S
010	691810	0170	11/22/02	\$204,950	1570	680	8	1986	3	7882	N	N	25811 15TH PL S
010	516210	0270	4/5/02	\$330,000	1600	110	8	1983	3	15520	Y	N	29045 15TH PL S
010	292204	9083	5/15/02	\$249,950	1690	0	8	1966	3	16740	Y	N	26204 WOODMONT DR S
010	025130	0050	4/24/03	\$233,200	1730	0	8	1990	3	9109	N	N	28226 15TH AV S
010	516210	0120	2/27/02	\$224,950	1810	0	8	1984	3	8091	N	N	29026 13TH AV S
010	025130	0270	8/16/02	\$222,500	1840	0	8	1988	3	7815	N	N	1416 S 282ND PL
010	025130	0230	6/11/03	\$222,500	1860	0	8	1990	3	7200	N	N	1411 S 282ND PL
010	025130	0200	6/30/03	\$223,650	2110	0	8	1988	3	8213	N	N	28251 15TH AV S
010	516210	0710	10/1/03	\$245,000	2120	0	8	1987	3	10891	N	N	28802 14TH AV S
010	516210	0390	11/19/02	\$249,950	2130	0	8	1985	3	7831	N	N	28922 13TH AV S
010	025130	0120	7/21/03	\$231,000	2150	0	8	1989	3	8591	N	N	28324 15TH AV S
010	516210	0620	7/10/03	\$253,500	2200	0	8	1987	3	7706	N	N	1303 S 288TH ST
010	516210	0220	9/26/02	\$414,000	2230	1050	8	1982	3	18605	Y	N	29005 15TH PL S
010	720360	1485	5/21/03	\$373,000	2280	1140	8	1995	3	4000	Y	N	28128 9TH AV S
010	506840	0134	1/4/02	\$315,000	2300	0	8	1998	3	14580	N	N	935 S 263RD ST
010	516210	0530	2/13/02	\$227,500	2360	0	8	1987	3	7632	N	N	28830 14TH CT S
010	720360	1450	7/29/02	\$350,000	2660	0	8	1977	4	4000	Y	N	28107 9TH PL S
010	506840	0125	4/25/02	\$325,000	2680	0	8	1999	3	10996	N	N	1040 S 264TH ST
010	506840	0123	9/26/02	\$322,000	2704	0	8	1999	3	11381	N	N	1048 S 264TH ST
010	516210	0370	9/16/03	\$270,000	2720	0	8	1985	3	8146	N	N	1316 S 290TH PL
010	516210	0370	11/15/02	\$240,000	2720	0	8	1985	3	8146	N	N	1316 S 290TH PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	025130	0140	7/14/03	\$284,950	2900	0	8	1988	3	9205	N	N	28321 15TH AV S
010	720300	0810	2/28/02	\$415,000	2360	0	9	1992	3	12000	Y	N	28623 13TH AV S
010	953720	0070	5/28/02	\$425,000	2540	1870	9	1981	3	14375	N	N	26415 WOODMONT DR S
010	953720	0061	9/25/03	\$370,000	2690	0	9	2000	3	35000	N	N	1115 WOODMONT BEACH RD S
010	720300	0880	4/4/02	\$449,000	3180	0	9	2000	3	8000	Y	N	28619 13TH AV S
011	720360	0260	11/15/02	\$219,000	940	0	6	1924	4	4986	Y	N	28726 SOUND VIEW DR S
011	692860	0050	2/25/02	\$135,900	910	0	7	1962	3	10875	N	N	255 S 301ST ST
011	039590	0040	6/19/03	\$162,000	940	0	7	1965	4	9450	N	N	30014 5TH AV SW
011	692860	0480	11/19/03	\$190,000	980	740	7	1962	3	9900	N	N	30020 3RD AV S
011	692870	0030	7/18/03	\$164,000	980	0	7	1963	3	9500	N	N	29933 4TH AV S
011	692860	0560	8/22/02	\$163,500	980	0	7	1962	3	8905	N	N	29715 4TH AV S
011	692860	0380	6/27/03	\$205,000	1010	1010	7	1996	3	8750	N	N	29734 3RD AV S
011	692860	0430	11/26/02	\$166,000	1020	500	7	1962	3	9625	N	N	29916 3RD AV S
011	720535	0110	4/22/02	\$230,000	1050	530	7	1975	3	14250	N	N	29744 4TH AV S
011	692860	0310	9/18/02	\$198,000	1070	570	7	1962	4	10400	N	N	29719 3RD AV S
011	692860	0260	5/22/02	\$221,800	1110	1030	7	1962	4	10800	N	N	29759 3RD AV S
011	039600	0010	11/4/02	\$159,000	1120	0	7	1964	4	9000	N	N	30055 6TH AV SW
011	692860	0250	1/28/02	\$210,000	1150	1150	7	1962	3	9375	N	N	242 S 299TH ST
011	039590	0080	10/17/02	\$164,000	1150	0	7	1963	3	10360	N	N	30011 5TH AV SW
011	233700	0140	3/22/02	\$204,000	1200	0	7	1967	3	9630	N	N	547 SW 298TH ST
011	776420	0090	6/19/03	\$255,000	1210	580	7	1962	3	10010	Y	N	151 S 297TH PL
011	776420	0120	12/8/03	\$293,000	1220	800	7	1962	3	11254	Y	N	127 S 297TH PL
011	052104	9131	2/7/02	\$197,000	1240	1240	7	1962	3	19602	N	N	30220 1ST AV S
011	506880	0030	8/25/03	\$192,000	1250	0	7	1976	3	10360	N	N	759 SW 301ST PL
011	039600	0040	1/2/02	\$172,000	1250	0	7	1967	3	10658	N	N	30039 6TH AV SW
011	720500	0100	5/15/02	\$205,700	1310	0	7	1966	3	9102	N	N	30030 4TH AV SW
011	506880	0050	1/24/02	\$211,000	1320	1320	7	1971	3	11000	N	N	750 SW 301ST PL
011	233690	0110	10/25/02	\$179,950	1360	0	7	1966	3	11374	N	N	609 SW 299TH PL
011	662080	0050	11/18/03	\$282,000	1370	960	7	1992	3	11092	Y	N	110 SW 300TH PL
011	692860	0060	6/17/03	\$174,450	1390	0	7	1962	4	10750	N	N	247 S 301ST ST
011	233680	0110	5/25/03	\$181,500	1450	0	7	1963	4	9588	N	N	609 SW 299TH ST

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	052104	9012	9/12/03	\$183,000	1470	430	7	1972	3	18730	N	N	30112 4TH AV S
011	233680	0100	7/10/02	\$180,000	1510	0	7	1963	3	9588	N	N	601 SW 299TH ST
011	692870	0050	4/24/03	\$192,000	1570	0	7	1963	4	9625	N	N	29917 4TH AV S
011	233690	0030	11/11/03	\$215,000	1590	0	7	1964	4	9588	N	N	648 SW 299TH PL
011	720360	0465	4/25/03	\$234,220	1630	0	7	1920	3	3660	Y	N	28616 SOUND VIEW DR S
011	720500	0140	10/13/03	\$275,000	1640	700	7	1964	4	10508	N	N	29930 4TH AV SW
011	720500	0140	12/24/02	\$205,000	1640	700	7	1964	4	10508	N	N	29930 4TH AV SW
011	233690	0150	9/17/02	\$205,000	1670	0	7	1963	4	9588	N	N	649 SW 299TH PL
011	119600	1015	8/5/03	\$312,000	2110	0	7	1987	3	12750	Y	N	126 SW 293RD ST
011	720360	0520	1/7/03	\$336,500	2480	0	7	1976	3	5100	Y	N	28608 6TH PL S
011	720530	0140	5/8/02	\$191,000	1170	950	8	1974	3	10080	N	N	29903 3RD AV SW
011	201970	0040	6/4/02	\$210,000	1180	0	8	1978	3	9590	N	N	721 SW 298TH PL
011	513700	0020	8/14/03	\$272,500	1180	1150	8	1966	4	9600	Y	N	30024 2ND AV SW
011	513700	0020	2/14/02	\$245,000	1180	1150	8	1966	4	9600	Y	N	30024 2ND AV SW
011	513700	0030	11/6/02	\$225,000	1180	620	8	1966	4	9600	Y	N	30018 2ND AV SW
011	513700	0050	9/20/03	\$276,500	1200	940	8	1966	3	9600	Y	N	30002 2ND AV SW
011	513710	0040	10/7/02	\$239,900	1230	850	8	1976	4	10416	Y	N	29723 1ST AV S
011	515160	0105	2/7/02	\$217,000	1270	560	8	1959	3	12320	N	N	29815 8TH PL S
011	515200	0100	9/11/03	\$245,000	1280	540	8	1961	4	12000	N	N	30017 8TH AV S
011	119600	1240	4/17/02	\$279,500	1290	500	8	1979	3	12750	Y	N	110 SW 294TH ST
011	201970	0010	8/21/03	\$260,000	1290	960	8	1978	3	10549	Y	N	739 SW 298TH PL
011	720531	0150	11/3/03	\$333,750	1320	900	8	1976	4	11840	Y	N	306 SW 297TH ST
011	720520	0210	2/6/02	\$232,000	1330	1310	8	1954	4	17424	Y	N	29610 8TH AV SW
011	515200	0260	5/12/03	\$219,950	1350	1350	8	1967	3	12011	N	N	630 S 302ND ST
011	515190	0080	9/25/02	\$228,000	1370	650	8	1959	4	13500	N	N	29647 8TH AV S
011	515160	0110	5/9/03	\$224,450	1370	550	8	1961	4	12842	N	N	29825 8TH PL S
011	513700	0080	6/12/02	\$302,500	1390	600	8	1966	4	9000	Y	N	129 SW 299TH PL
011	513710	0010	4/2/03	\$290,000	1400	700	8	1976	3	10058	Y	N	29701 1ST AV S
011	515260	0070	9/10/02	\$222,500	1400	880	8	1974	3	9500	N	N	30233 8TH AV S
011	515160	0205	3/6/02	\$181,500	1400	0	8	1959	3	12000	N	N	29636 8TH AV S
011	515160	0186	6/12/03	\$258,200	1430	1010	8	1962	4	18624	N	N	818 S 299TH PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	718300	0130	3/7/03	\$349,950	1460	600	8	1965	3	11070	Y	N	29616 2ND PL S
011	515296	0220	3/1/02	\$339,000	1480	1000	8	1980	3	9700	Y	N	915 S MARINE HILLS WY
011	515220	0010	8/19/03	\$259,950	1500	570	8	1962	4	11050	N	N	30032 8TH AV S
011	515160	0530	7/1/02	\$302,000	1510	1170	8	1960	3	12000	Y	N	920 S 296TH PL
011	515190	0110	8/5/02	\$229,000	1510	0	8	1960	4	11200	N	N	652 S 298TH ST
011	515160	0347	7/13/03	\$183,850	1520	0	8	1961	3	14700	N	N	1020 S 299TH PL
011	515160	0405	7/25/02	\$235,000	1540	0	8	1959	4	14600	N	N	29636 10TH PL S
011	186270	0010	5/20/02	\$245,500	1560	1100	8	1983	3	13760	N	N	29622 4TH AV S
011	186270	0280	1/16/03	\$219,950	1570	500	8	1981	3	9750	N	N	29608 3RD AV S
011	516200	0100	8/23/02	\$267,950	1590	1190	8	1977	4	7150	N	N	29253 12TH PL S
011	515296	0330	4/24/02	\$342,450	1600	930	8	1975	3	9500	Y	N	1002 S 286TH PL
011	515296	0400	12/24/03	\$295,950	1610	750	8	1976	3	9175	Y	N	28707 11TH AV S
011	186270	0070	5/7/02	\$249,999	1610	1110	8	1983	3	11550	N	N	29508 4TH AV S
011	515296	0400	10/1/03	\$250,000	1610	750	8	1976	3	9175	Y	N	28707 11TH AV S
011	515296	0510	10/14/03	\$344,999	1620	900	8	1977	4	9500	Y	N	1105 S 287TH ST
011	515190	0060	11/25/02	\$222,500	1630	1000	8	1960	3	12000	N	N	29631 8TH AV S
011	119600	1145	1/21/03	\$340,000	1640	1080	8	1955	4	13000	Y	N	29307 1ST AV S
011	515260	0090	1/4/02	\$198,000	1670	670	8	1967	2	13713	N	N	30225 8TH AV S
011	186270	0230	8/2/02	\$265,000	1690	520	8	1980	3	8240	Y	N	29513 3RD AV S
011	543721	0040	6/11/03	\$363,000	1740	600	8	1976	4	9900	Y	N	119 S 295TH ST
011	119600	1255	4/1/02	\$307,500	1760	1590	8	1962	4	25500	Y	N	116 SW 294TH ST
011	515160	0170	1/28/02	\$198,500	1780	0	8	1956	4	12070	N	N	898 S 299TH PL
011	515160	0200	4/24/02	\$279,000	1790	1170	8	1957	5	13200	N	N	810 S 297TH PL
011	515160	0065	11/14/02	\$289,500	1830	1830	8	1957	4	12325	N	N	831 S 299TH PL
011	052104	9130	6/27/02	\$265,000	1860	0	8	1964	3	21780	Y	N	29808 1ST AV S
011	515160	0285	7/19/02	\$230,000	1870	0	8	1957	4	12555	N	N	29645 10TH PL S
011	516200	0060	7/26/02	\$266,000	1880	1800	8	1977	4	8800	N	N	1206 S 293RD PL
011	233700	0010	8/22/02	\$310,000	2200	1010	8	1977	3	9760	Y	N	566 SW 298TH ST
011	233700	0100	12/12/02	\$326,987	2250	0	8	1990	3	9810	Y	N	507 SW 298TH ST
011	515200	0060	12/11/03	\$230,000	2270	0	8	1961	4	10450	N	N	29848 6TH AV S
011	515296	0610	2/20/03	\$475,000	2770	0	8	1975	4	12560	Y	N	28638 11TH AV S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	516201	0130	7/18/02	\$258,000	2770	0	8	1977	3	15120	N	N	28922 12TH AV S
011	516201	0030	5/21/02	\$239,930	2770	0	8	1977	3	9750	N	N	28931 12TH AV S
011	186270	0090	5/1/03	\$248,000	2770	0	8	1982	3	12675	N	N	29440 4TH AV S
011	516200	0210	2/24/03	\$248,900	2820	0	8	1977	4	10800	N	N	29309 13TH AV S
011	516201	0020	6/11/02	\$280,000	2880	0	8	1977	4	9620	N	N	28925 12TH AV S
011	515296	0630	12/12/03	\$425,000	2950	570	8	1975	4	14143	Y	N	28626 11TH AV S
011	515296	0040	7/18/02	\$387,900	1660	900	9	1977	3	9850	Y	N	28629 8TH PL S
011	720510	0090	9/24/02	\$452,500	1750	1000	9	1985	3	12800	Y	N	416 SW 297TH ST
011	513700	0150	9/18/03	\$335,000	1770	700	9	1977	3	9500	Y	N	205 SW 299TH PL
011	720520	0160	2/18/03	\$416,000	1830	1530	9	1969	4	12000	Y	N	454 SW 297TH ST
011	515291	0050	8/30/02	\$430,000	1850	1640	9	1973	4	15180	Y	N	608 S 291ST ST
011	515292	0180	9/18/03	\$455,000	1860	1690	9	1977	3	12350	Y	N	28903 8TH AV S
011	543721	0080	12/22/03	\$427,000	1900	650	9	1978	3	8700	Y	N	163 S 295TH ST
011	515270	0110	12/30/02	\$295,000	1910	0	9	1972	4	14000	N	N	29334 7TH PL S
011	720570	0040	1/7/02	\$387,000	1910	600	9	1963	3	12000	Y	N	28933 11TH AV S
011	515160	0580	9/17/03	\$367,400	1980	880	9	1960	4	15500	N	N	834 S 296TH PL
011	543721	0030	4/24/02	\$450,000	2050	1400	9	1978	3	12000	Y	N	109 S 295TH PL
011	515280	0090	2/24/03	\$380,000	2050	1570	9	1972	4	13616	Y	N	932 S 293RD ST
011	515180	0090	4/25/02	\$380,000	2050	1200	9	1967	4	16200	Y	N	934 S 295TH PL
011	515298	0200	11/21/02	\$395,000	2090	1350	9	1976	3	13650	Y	N	429 S 289TH ST
011	543720	0110	4/9/03	\$444,950	2200	2200	9	1980	4	10200	Y	N	140 S 294TH PL
011	543721	0020	2/21/03	\$485,000	2390	1500	9	1992	3	10150	Y	N	105 S 295TH PL
011	515250	0020	9/24/03	\$445,000	2430	1210	9	1963	4	24200	Y	N	29417 7TH PL S
011	513720	0070	5/23/03	\$438,000	2520	1740	9	1977	4	9628	Y	N	212 SW 298TH PL
011	119600	2938	7/7/03	\$345,000	2550	780	9	1991	3	11250	Y	N	633 SW 295TH ST
011	515160	0370	9/21/02	\$315,000	2690	0	9	1993	3	9430	N	N	29621 11TH PL S
011	720360	0435	5/9/02	\$515,000	2890	990	9	2000	3	3761	Y	N	28633 6TH PL S
011	720250	0100	5/8/03	\$500,000	2900	0	9	1987	3	9760	Y	N	120 S 293RD ST
011	543721	0090	8/25/03	\$579,500	3000	0	9	1993	3	12800	Y	N	167 S 295TH PL
011	119600	3100	5/12/03	\$630,000	3070	0	9	1997	3	14303	Y	N	29804 3RD PL SW
011	543720	0160	2/3/03	\$590,000	3330	0	9	2000	3	9594	Y	N	29410 1ST AV S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	515292	0060	10/10/03	\$576,000	1650	1520	10	1984	3	16200	Y	N	28815 7TH AV S
011	720360	0400	6/13/02	\$516,000	1670	1300	10	1993	3	4957	Y	N	28607 6TH PL S
011	515210	0010	4/23/02	\$394,700	1960	1920	10	1985	3	13870	Y	N	911 S 294TH PL
011	515290	0050	6/2/03	\$463,000	1990	1540	10	1974	3	15456	Y	N	29004 7TH PL S
011	891420	0280	8/12/03	\$570,000	2010	1560	10	1994	3	10818	Y	N	29901 1ST PL S
011	515280	0140	6/10/02	\$299,000	2010	0	10	1972	3	13892	N	N	814 S 293RD ST
011	891420	0310	6/13/03	\$477,000	2190	1560	10	1995	3	9626	Y	N	29925 1ST PL S
011	515293	0190	7/25/02	\$475,000	2232	1391	10	1986	3	19022	Y	N	704 S 288TH LN
011	119600	4222	1/3/03	\$430,000	2420	1080	10	1995	3	12761	Y	N	625 SW 295TH PL
011	515292	0070	4/24/03	\$625,000	2450	960	10	1973	4	13000	Y	N	28833 7TH AV S
011	891420	0080	10/2/02	\$415,950	2550	0	10	1993	3	8700	Y	N	30016 1ST PL S
011	891420	0130	5/24/02	\$335,000	2780	0	10	1990	3	10859	N	N	30024 2ND CT S
011	720250	0050	10/15/03	\$770,000	2860	1690	10	1989	3	14536	Y	N	153 S 293RD ST
011	891420	0220	5/6/02	\$449,950	3080	0	10	1990	3	9601	N	N	29910 2ND AV S
011	515330	0190	6/12/03	\$599,950	3140	720	10	1991	3	9496	Y	N	29107 9TH PL S
011	891420	0200	4/15/03	\$437,500	3270	0	10	1992	3	8641	N	N	29924 2ND AV S
011	891420	0380	7/10/02	\$457,750	3380	0	10	1990	3	9630	Y	N	29935 2ND AV S
011	891420	0380	4/9/03	\$454,950	3380	0	10	1990	3	9630	Y	N	29935 2ND AV S
011	891420	0090	8/21/02	\$420,000	3430	0	10	1994	3	10640	N	N	135 S 300TH PL
011	052104	9224	9/15/03	\$676,000	4190	0	10	2000	3	9772	Y	N	149 S 293RD PL
011	515298	0140	5/1/03	\$639,900	2550	1550	11	1981	3	10660	Y	N	401 S 289TH ST
011	119600	3008	10/1/02	\$535,500	3090	0	11	1994	3	10032	Y	N	426 SW 295TH PL
011	515296	0240	8/6/02	\$670,000	3120	1440	11	1985	3	9400	Y	N	28627 11TH AV S
011	515293	0120	7/10/02	\$660,000	4080	0	11	1977	3	25817	Y	N	818 S MARINE HILLS WY
011	515296	0670	3/11/02	\$850,000	3890	3350	12	1983	3	12800	Y	N	28600 11TH AV S
014	012103	9034	8/20/02	\$270,000	980	0	5	1991	3	28800	Y	N	29815 23RD AV SW
014	321020	0319	11/19/03	\$169,999	810	0	6	1955	3	15046	N	N	5421 SW DASH POINT RD
014	102103	9015	6/3/03	\$195,000	950	0	6	1933	3	24868	N	N	5309 SW 316TH ST
014	515320	0621	9/24/03	\$179,000	1390	0	6	1950	4	18750	N	N	1216 SW DASH POINT RD
014	122103	9038	5/28/02	\$188,500	1710	0	6	1935	3	27060	N	N	30424 21ST AV SW
014	515320	0674	1/15/02	\$167,000	960	910	7	1962	3	13500	N	N	1518 SW DASH POINT RD

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	005100	0130	1/29/03	\$193,000	1010	1010	7	1961	3	12000	N	N	30425 21ST AV SW
014	189850	0030	5/16/02	\$159,900	1030	0	7	1967	3	9600	N	N	31623 54TH AV SW
014	189860	0160	3/27/03	\$189,950	1060	0	7	1969	3	9528	N	N	31806 53RD AV SW
014	189850	0140	8/27/03	\$174,000	1080	0	7	1968	3	9611	N	N	31816 54TH AV SW
014	005100	0250	10/8/02	\$187,950	1090	700	7	1977	3	11970	N	N	30413 23RD AV SW
014	416770	0100	3/25/03	\$198,000	1100	600	7	1963	3	9680	N	N	2404 SW 307TH ST
014	189870	0300	1/29/03	\$185,000	1100	340	7	1972	3	9200	N	N	4906 SW 314TH PL
014	012103	9083	3/8/02	\$375,000	1120	310	7	1970	3	10000	Y	Y	3136 SW 302ND PL
014	515320	0375	7/10/03	\$203,000	1120	0	7	1963	3	43560	N	N	1266 SW 304TH ST
014	416770	0250	5/30/03	\$215,000	1120	1100	7	1963	3	9600	N	N	2223 SW 307TH ST
014	514930	0170	3/11/03	\$212,000	1120	800	7	1976	3	15000	N	N	30632 15TH PL SW
014	416770	0090	9/24/03	\$195,000	1120	570	7	1963	3	9680	N	N	2232 SW 307TH ST
014	514930	0210	6/19/03	\$190,000	1120	800	7	1977	3	14000	N	N	30633 15TH PL SW
014	184080	0050	2/12/03	\$215,000	1150	0	7	1957	3	15197	N	N	4900 SW 310TH ST
014	005100	0090	11/5/02	\$205,000	1160	0	7	1979	3	14374	N	N	2122 SW 305TH ST
014	416730	0120	1/30/03	\$242,500	1200	800	7	1977	3	7140	N	N	30604 24TH AV SW
014	189870	0140	10/29/02	\$147,900	1240	0	7	1971	3	9360	N	N	31430 50TH AV SW
014	416790	0280	3/25/02	\$186,775	1260	820	7	1975	3	10335	N	N	2219 SW 308TH ST
014	515320	0427	6/11/03	\$229,990	1280	0	7	1986	3	35172	N	N	30149 10TH AV SW
014	416730	0330	4/2/02	\$222,000	1280	700	7	1976	3	7700	N	N	2119 SW 306TH PL
014	184080	0065	11/13/02	\$199,950	1280	640	7	1973	3	15200	N	N	31004 50TH AV SW
014	514930	0060	2/23/02	\$210,000	1290	980	7	1976	3	16250	N	N	1524 SW 308TH PL
014	515320	0480	7/3/03	\$245,000	1300	940	7	1963	3	27810	N	N	30030 12TH AV SW
014	514930	0430	11/14/02	\$204,000	1300	400	7	1976	3	12800	N	N	1506 SW 306TH ST
014	416780	0070	2/16/02	\$177,000	1300	600	7	1968	3	10890	N	N	2400 SW 308TH PL
014	321020	0374	5/12/03	\$181,750	1320	0	7	1978	3	12884	N	N	5102 SW 316TH PL
014	416780	0050	1/11/02	\$183,000	1330	720	7	1968	3	11305	N	N	2411 SW 308TH PL
014	189860	0130	1/18/02	\$164,500	1360	0	7	1968	3	9600	N	N	31910 53RD AV SW
014	416790	0080	7/3/03	\$250,000	1380	1000	7	1977	3	10736	N	N	2121 SW 309TH CT
014	416790	0130	12/10/02	\$230,000	1390	690	7	1976	3	9768	N	N	2205 SW 309TH ST
014	321020	0318	10/1/02	\$187,000	1400	0	7	1992	3	10200	N	N	5414 SW 316TH PL

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Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	195460	0086	3/5/02	\$276,350	1420	240	7	1963	3	13485	Y	N	29846 12TH AV SW
014	416730	0140	6/21/02	\$227,500	1430	500	7	1976	3	7548	N	N	2408 SW 306TH PL
014	211650	0110	2/12/03	\$222,000	1460	1030	7	1985	3	14840	N	N	4423 SW 313TH ST
014	514930	0050	6/5/03	\$220,000	1510	0	7	1977	3	12600	N	N	1516 SW 308TH PL
014	178990	0080	4/24/03	\$188,950	1570	0	7	1981	3	15570	N	N	2216 SW DASH POINT RD
014	416660	0375	4/8/03	\$230,000	1580	0	7	1934	4	15343	N	N	30044 30TH AV SW
014	416790	0020	7/18/02	\$274,000	1630	1110	7	1976	3	9450	N	N	2124 SW 308TH CT
014	321020	0370	6/28/02	\$189,000	1630	0	7	1991	3	11096	N	N	5154 SW 316TH PL
014	321020	0105	9/18/03	\$335,000	1680	0	7	1988	3	5556	Y	N	31060 53RD AV SW
014	102103	9049	5/6/03	\$272,000	1710	0	7	1997	3	40560	N	N	5440 SW 320TH ST
014	189870	0330	7/17/03	\$205,000	1770	0	7	1970	4	9600	N	N	5006 SW 314TH PL
014	416770	0270	3/25/03	\$195,400	1870	0	7	1963	3	9600	N	N	2207 SW 307TH ST
014	195460	0101	8/9/02	\$280,000	1960	0	7	1961	3	13485	Y	N	29876 12TH AV SW
014	012103	9073	1/13/03	\$670,000	1980	330	7	1989	3	27007	Y	Y	3140 SW 302ND PL
014	416660	0230	11/12/02	\$175,000	2060	0	7	1938	3	15050	N	N	30019 30TH AV SW
014	416770	0120	3/15/02	\$225,000	2120	0	7	1966	3	9600	N	N	2420 SW 307TH ST
014	189830	0310	4/18/03	\$193,500	1030	380	8	1986	3	7237	N	N	32600 51ST PL SW
014	189830	0080	9/17/03	\$200,000	1060	280	8	1983	3	8388	N	N	5126 SW 326TH ST
014	873219	0880	7/17/02	\$187,000	1080	720	8	1979	3	7410	N	N	32609 49TH CT SW
014	189831	0030	7/31/02	\$196,750	1090	1010	8	1987	3	8352	N	N	32400 51ST AV SW
014	189831	0170	11/3/03	\$250,000	1100	620	8	1987	3	17993	N	N	5416 SW 326TH CT
014	873218	0270	7/25/03	\$210,000	1120	290	8	1986	3	7200	N	N	4601 SW 327TH ST
014	873218	0200	2/18/03	\$203,000	1130	310	8	1985	3	7225	N	N	32611 45TH CT SW
014	873219	0950	1/3/03	\$197,000	1170	400	8	1979	3	9000	N	N	32642 50TH PL SW
014	195460	0110	9/4/03	\$369,900	1210	500	8	1962	3	13020	Y	N	29863 10TH AV SW
014	119600	4755	12/3/02	\$370,000	1220	1220	8	1961	3	12350	Y	N	1012 SW 296TH ST
014	873219	0570	10/20/03	\$202,000	1240	780	8	1978	3	7500	N	N	4901 SW 325TH PL
014	189831	0440	5/9/03	\$232,150	1290	630	8	1987	3	7350	N	N	5115 SW 324TH PL
014	189830	0010	3/18/02	\$193,500	1310	310	8	1983	3	7818	N	N	5016 SW 325TH PL
014	873218	0260	12/27/02	\$229,950	1320	290	8	1986	3	7200	N	N	4521 SW 327TH ST
014	189830	0110	12/16/03	\$219,000	1330	440	8	1987	3	7629	N	N	32520 52ND PL SW

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	873219	0040	6/17/02	\$200,000	1330	880	8	1979	3	8560	N	N	4622 SW 325TH WY
014	873219	0850	6/5/03	\$190,000	1340	410	8	1979	3	9520	N	N	32600 49TH CT SW
014	873219	0780	1/22/03	\$207,000	1390	480	8	1979	3	9200	N	N	4901 SW 327TH PL
014	873219	0320	5/6/03	\$202,000	1390	940	8	1979	3	7931	N	N	32428 50TH PL SW
014	873218	0060	2/18/02	\$200,850	1440	0	8	1985	3	8792	N	N	4616 SW 327TH ST
014	189831	0260	2/18/02	\$198,000	1440	360	8	1987	3	7409	N	N	5313 SW 326TH ST
014	893760	0050	6/13/02	\$247,400	1450	570	8	1975	3	12998	N	N	30214 25TH AV SW
014	112103	9105	7/26/02	\$345,000	1450	700	8	1969	3	64468	N	N	4325 SW 307TH ST
014	184080	0105	1/8/03	\$199,950	1480	820	8	1961	3	12100	N	N	31003 48TH AV SW
014	873219	0720	10/9/03	\$215,000	1500	620	8	1979	3	8100	N	N	32719 50TH PL SW
014	189832	0290	4/21/03	\$205,000	1500	340	8	1986	3	7763	N	N	32706 51ST PL SW
014	416660	0658	6/14/02	\$340,000	1500	1010	8	1986	3	19601	Y	N	30525 26TH AV SW
014	112103	9059	9/2/03	\$662,500	1510	1350	8	1948	3	60112	Y	Y	4326 SW 307TH ST
014	515320	0160	12/4/02	\$385,000	1520	1270	8	1957	3	15900	Y	N	1276 SW 300TH PL
014	515320	0657	10/21/03	\$230,000	1540	1540	8	1958	3	18000	N	N	1426 SW DASH POINT RD
014	195460	0175	9/12/03	\$280,000	1590	860	8	1973	3	13950	N	N	29860 9TH AV SW
014	515320	0352	1/25/02	\$296,000	1620	870	8	1967	3	16000	N	N	30141 12TH AV SW
014	211572	0100	4/10/02	\$202,500	1650	0	8	1987	3	5423	N	N	31401 48TH PL SW
014	211572	0400	4/15/03	\$206,800	1660	0	8	1987	3	5608	N	N	4719 SW 314TH PL
014	211572	0500	7/9/02	\$223,000	1680	0	8	1987	3	5000	N	N	31440 48TH PL SW
014	416780	0020	9/19/02	\$219,000	1690	1220	8	1969	3	12375	N	N	30811 26TH AV SW
014	189832	0300	8/13/03	\$221,500	1700	0	8	1987	3	7764	N	N	32700 51ST PL SW
014	189832	0030	7/31/03	\$215,200	1700	0	8	1987	3	8586	N	N	5134 SW 326TH PL
014	211572	0480	8/19/03	\$218,400	1730	0	8	1987	3	5277	N	N	4748 SW 315TH PL
014	189831	0250	3/19/03	\$218,910	1790	0	8	1988	3	7399	N	N	5319 SW 326TH ST
014	178990	0060	5/1/03	\$338,500	1800	560	8	1959	3	31336	N	N	2253 SW 313TH ST
014	184090	0055	5/21/02	\$417,500	1800	560	8	1977	3	17324	Y	N	5017 SW 310TH ST
014	189831	0140	12/12/02	\$240,000	1840	0	8	1987	3	8400	N	N	5222 SW 324TH PL
014	211572	0360	7/23/02	\$208,500	1860	0	8	1985	3	5000	N	N	31426 47TH PL SW
014	189832	0340	6/9/03	\$225,000	1880	0	8	1987	3	9597	N	N	32622 51ST PL SW
014	178990	0020	4/26/02	\$239,000	1890	0	8	1960	3	27000	N	N	2266 SW 313TH ST

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	211572	0350	1/16/03	\$210,000	1900	0	8	1987	3	5000	N	N	31432 47TH PL SW
014	873218	0280	3/20/03	\$210,000	1950	0	8	1985	3	7200	N	N	4607 SW 327TH ST
014	189890	0250	8/21/02	\$249,900	1960	0	8	1999	3	11602	N	N	33019 47TH AV SW
014	189831	0330	7/29/02	\$239,500	2010	0	8	1984	3	8794	N	N	32413 53RD PL SW
014	189832	0100	11/8/02	\$215,290	2020	0	8	1985	3	9601	N	N	5145 SW 326TH PL
014	122103	9067	6/23/02	\$238,500	2070	0	8	1979	3	17424	N	N	32933 49TH PL SW
014	102103	9018	6/19/02	\$318,950	2100	0	8	1989	3	40225	N	N	31722 53RD AV SW
014	112103	9128	4/29/03	\$262,000	2120	0	8	1993	3	35200	N	N	31102 44TH AV SW
014	802950	0160	9/18/02	\$257,750	2150	0	8	1989	3	7339	N	N	4627 SW 328TH PL
014	211570	0090	7/28/03	\$221,000	2160	0	8	1979	3	8750	N	N	4742 SW 313TH PL
014	119600	2795	8/5/02	\$357,500	2240	720	8	1994	3	13000	Y	N	29417 7TH AV SW
014	515320	0036	7/17/03	\$377,500	2600	0	8	1988	3	14954	Y	N	1405 SW 296TH ST
014	189890	0190	3/18/02	\$295,000	2680	0	8	1999	3	12664	N	N	4626 SW 330TH ST
014	102103	9046	11/12/02	\$288,000	2760	0	8	1986	3	25145	N	N	31704 53RD AV SW
014	012103	9005	10/20/03	\$650,000	2840	1040	8	1950	4	126324	N	N	30210 23RD AV SW
014	189831	0200	3/24/03	\$258,900	2940	0	8	1984	3	9270	N	N	5409 SW 326TH CT
014	802952	0290	6/6/03	\$255,000	1210	520	9	1994	3	7564	N	N	32819 50TH PL SW
014	515320	0015	6/4/02	\$400,000	1540	0	9	1957	3	30000	Y	N	1225 SW 296TH ST
014	012103	9144	5/22/03	\$362,500	1620	1600	9	1984	3	43124	N	N	30303 18TH AV SW
014	012103	9116	8/15/03	\$319,000	1760	880	9	1985	3	18295	N	N	30228 21ST AV SW
014	184090	0070	7/16/03	\$375,000	1910	740	9	1979	3	14790	Y	N	31108 50TH PL SW
014	802952	0280	10/13/03	\$270,000	2090	0	9	1994	3	8759	N	N	32820 50TH PL SW
014	195460	0155	6/16/03	\$392,000	2110	1210	9	1999	3	13950	N	N	29826 9TH AV SW
014	893750	0250	9/4/02	\$460,000	2140	0	9	1966	3	19500	Y	N	29812 24TH AV SW
014	195460	0150	6/13/03	\$383,500	2250	1220	9	1998	3	13950	N	N	29816 9TH AV SW
014	802951	0050	6/17/03	\$318,000	2350	0	9	1991	3	10678	N	N	32817 49TH AV SW
014	802952	0055	9/23/02	\$410,000	2360	830	9	2002	3	9450	Y	N	33129 49TH AV SW
014	189820	0010	10/24/03	\$303,400	2430	0	9	1989	3	9494	N	N	4626 SW 327TH PL
014	802950	0640	4/25/03	\$355,000	2440	1450	9	1990	3	9682	N	N	32906 46TH CT SW
014	802950	0650	7/11/02	\$262,500	2510	0	9	1990	3	10047	N	N	4615 SW 329TH WY
014	802950	0260	2/22/02	\$305,000	2520	0	9	1989	3	7934	N	N	32818 48TH CT SW

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	802951	0300	10/3/02	\$295,000	2680	0	9	1992	3	10565	N	N	32912 49TH AV SW
014	802951	0070	2/14/03	\$315,000	2730	0	9	1991	3	10433	N	N	4902 SW 329TH WY
014	195460	0191	5/20/02	\$386,675	2830	0	9	1992	3	11160	Y	N	29862 10TH AV SW
014	062104	9053	2/21/02	\$674,500	2880	0	9	1988	3	24484	Y	Y	1236 SW 296TH ST
014	802950	0220	2/6/02	\$276,500	3030	0	9	1988	3	7750	N	N	32817 47TH AV SW
014	416660	0673	9/19/03	\$418,000	3060	0	9	1974	3	35490	Y	N	2615 SW 306TH PL
014	802950	0430	10/23/02	\$319,950	3130	0	9	1989	3	10864	N	N	4815 SW 330TH CT
014	321020	0115	11/26/03	\$533,500	2110	1600	10	1972	4	39950	Y	Y	31050 53RD AV SW
014	184090	0025	8/4/03	\$382,000	2390	0	10	1998	3	23214	N	N	5014 SW 310TH ST
014	005050	0090	6/23/03	\$500,000	2850	1440	10	1990	3	15001	Y	N	30147 16TH AV SW
014	802952	0200	6/16/03	\$359,950	2920	0	10	1993	3	10664	N	N	4943 SW 329TH WY
014	802952	0150	10/4/02	\$567,900	2950	1360	10	1997	3	16192	Y	N	33028 49TH AV SW
014	195460	0190	10/28/03	\$629,000	3830	0	10	2000	3	11160	Y	N	29863 9TH AV SW

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	052104	9101	6/11/03	\$640,000	DIAGNOSTIC OUTLIER
009	119600	0005	1/23/03	\$497,000	ImpCountBANKRUPTCY - RECEIVER OR TRUSTEE
009	119600	0205	4/5/02	\$289,500	DIAGNOSTIC OUTLIER
009	119600	2265	1/2/02	\$310,000	%Compl DORRatio
009	172204	9065	3/24/03	\$1,138,876	%Compl
009	172204	9090	10/23/02	\$690,000	DIAGNOSTIC OUTLIER
009	179580	0030	4/16/03	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	200900	1239	6/24/03	\$227,250	DIAGNOSTIC OUTLIER
009	201380	0802	2/11/02	\$520,000	DIAGNOSTIC OUTLIER
009	202204	9017	1/17/03	\$196,659	EXEMPT FROM EXCISE TAX
009	202204	9017	8/22/03	\$188,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	256080	5175	5/29/02	\$139,500	QUIT CLAIM DEED; STATEMENT TO DOR
009	322204	9051	6/24/02	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	506740	0052	6/20/02	\$620,000	DIAGNOSTIC OUTLIER
009	506740	0097	1/14/02	\$102,367	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
009	506840	0107	5/27/03	\$630,000	RELOCATION - SALE BY SERVICE
009	506840	0107	5/27/03	\$630,000	RELOCATION - SALE TO SERVICE
009	511940	0065	6/13/03	\$345,000	DIAGNOSTIC OUTLIER
009	511940	0117	2/5/02	\$550,000	RELOCATION - SALE BY SERVICE
009	720360	0005	6/27/02	\$126,666	RELATED PARTY, FRIEND, OR NEIGHBOR
009	720360	0020	2/22/02	\$480,000	DIAGNOSTIC OUTLIER
009	720360	0065	3/6/02	\$420,000	DIAGNOSTIC OUTLIER
009	720360	0095	8/21/02	\$275,000	DIAGNOSTIC OUTLIER
009	720360	0325	4/8/02	\$387,000	DIAGNOSTIC OUTLIER
009	720360	0360	4/10/02	\$225,000	DIAGNOSTIC OUTLIER
009	720360	0645	8/13/02	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	720420	0035	7/1/02	\$249,000	PrevImp<=10K
009	720420	0037	6/28/02	\$535,000	ImpCount
009	720420	0091	4/23/02	\$2,100,000	DIAGNOSTIC OUTLIER
009	953660	0205	8/26/03	\$625,000	DIAGNOSTIC OUTLIER
010	025130	0150	4/11/03	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	087390	0250	12/26/02	\$119,223	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
010	292204	9084	9/8/03	\$24,897	DORRatio
010	322204	9076	11/26/02	\$175,000	DIAGNOSTIC OUTLIER
010	322204	9153	5/31/02	\$195,000	Obsol
010	506740	0146	7/25/02	\$175,000	DIAGNOSTIC OUTLIER
010	506740	0155	12/18/03	\$325,000	RELOCATION - SALE TO SERVICE
010	720300	0235	3/22/02	\$145,000	DIAGNOSTIC OUTLIER
010	720300	0390	1/11/02	\$154,896	EXEMPT FROM EXCISE TAX
010	720300	0390	4/15/02	\$15,010	GOVERNMENT AGENCY;
010	720300	0800	9/10/03	\$230,000	DIAGNOSTIC OUTLIER
010	720360	1410	5/30/03	\$177,500	DIAGNOSTIC OUTLIER
010	720420	0130	9/5/03	\$299,900	DIAGNOSTIC OUTLIER
010	720540	0290	11/24/03	\$499,950	QUESTIONABLE PER SALES IDENTIFICATION
010	752270	0140	5/13/03	\$171,950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	752410	0060	6/7/02	\$165,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	752410	0410	10/21/03	\$160,000	DIAGNOSTIC OUTLIER
010	894730	0120	5/13/02	\$166,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	953660	0365	8/18/03	\$349,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	953660	0910	11/20/03	\$94,000	DIAGNOSTIC OUTLIER
010	953660	1110	4/16/03	\$166,500	DIAGNOSTIC OUTLIER
010	953660	1655	9/18/02	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	953660	1840	11/7/02	\$149,000	DIAGNOSTIC OUTLIER
010	953660	1861	9/23/03	\$172,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	953660	1955	2/20/02	\$149,950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	953660	1955	5/23/03	\$72,997	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
010	953660	2075	12/26/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	953720	0045	9/27/02	\$539,950	OPEN SPACE DESIGNATION
011	062104	9116	6/12/03	\$85,399	QUIT CLAIM DEED;
011	119600	1585	4/9/03	\$420,000	DIAGNOSTIC OUTLIER
011	119600	3105	7/22/03	\$387,500	DIAGNOSTIC OUTLIER
011	119600	3105	11/11/03	\$406,000	RELOCATION - SALE BY SERVICE
011	119600	3105	11/11/03	\$406,000	RELOCATION - SALE TO SERVICE
011	119600	3130	8/26/03	\$752,000	DIAGNOSTIC OUTLIER
011	119600	3597	2/21/03	\$237,900	DIAGNOSTIC OUTLIER
011	119600	3810	5/8/03	\$439,900	MULTI-PARCEL SALE
011	233680	0050	12/24/03	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	513720	0180	5/15/02	\$225,000	RELOCATION - SALE BY SERVICE
011	513720	0180	5/13/02	\$225,000	RELOCATION - SALE TO SERVICE
011	515160	0135	1/7/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	515160	0465	12/11/03	\$345,000	DIAGNOSTIC OUTLIER
011	515160	0475	6/13/03	\$100,000	DORRatio
011	515180	0075	8/21/02	\$350,000	RELOCATION - SALE BY SERVICE
011	515180	0075	7/17/02	\$350,000	RELOCATION - SALE TO SERVICE
011	515180	0085	6/10/02	\$333,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	515180	0085	12/24/02	\$100,000	DORRatio
011	515190	0140	3/11/03	\$239,694	RELOCATION - SALE BY SERVICE
011	515190	0140	3/11/03	\$239,694	RELOCATION - SALE TO SERVICE
011	515250	0040	3/19/02	\$304,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	515270	0170	9/11/03	\$447,000	RELOCATION - SALE BY SERVICE
011	515270	0170	9/11/03	\$447,000	RELOCATION - SALE TO SERVICE
011	515280	0080	10/17/03	\$384,500	RELOCATION - SALE BY SERVICE
011	515280	0080	10/17/03	\$384,500	RELOCATION - SALE TO SERVICE
011	515280	0100	3/24/03	\$355,000	RELOCATION - SALE BY SERVICE
011	515280	0100	3/24/03	\$355,000	RELOCATION - SALE TO SERVICE
011	515280	0220	11/4/02	\$322,000	RELOCATION - SALE BY SERVICE
011	515280	0220	11/4/02	\$322,000	RELOCATION - SALE TO SERVICE
011	515280	0240	7/29/02	\$345,000	DIAGNOSTIC OUTLIER
011	515292	0090	1/2/03	\$429,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	515292	0270	3/24/03	\$397,500	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	515298	0260	7/30/03	\$81,250	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
011	516200	0330	10/25/02	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	543720	0130	7/24/02	\$307,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	543720	0130	2/15/02	\$285,134	EXEMPT FROM EXCISE TAX
011	543721	0110	12/10/03	\$146,000	QUIT CLAIM DEED;
011	720250	0030	4/19/02	\$494,000	DIAGNOSTIC OUTLIER
011	720360	0120	7/22/02	\$235,000	DIAGNOSTIC OUTLIER
011	720360	0475	12/10/02	\$200,000	DIAGNOSTIC OUTLIER
011	720500	0050	10/14/02	\$173,000	DIAGNOSTIC OUTLIER
011	720500	0080	3/3/03	\$187,000	RELOCATION - SALE BY SERVICE
011	720500	0080	3/3/03	\$187,000	RELOCATION - SALE TO SERVICE
011	720560	0030	3/5/03	\$230,000	EXEMPT FROM EXCISE TAX
011	720560	0030	8/8/03	\$238,000	RELOCATION - SALE BY SERVICE
011	720570	0050	1/31/03	\$132,750	QUIT CLAIM DEED DORRatio
011	720570	0120	2/26/02	\$259,950	DIAGNOSTIC OUTLIER
011	891420	0080	10/20/03	\$438,750	RELOCATION - SALE BY SERVICE
011	891420	0080	10/17/03	\$438,750	RELOCATION - SALE TO SERVICE
014	005050	0060	3/11/02	\$447,900	DIAGNOSTIC OUTLIER
014	005070	0050	9/18/03	\$529,500	DIAGNOSTIC OUTLIER
014	005070	0100	5/7/03	\$206,830	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	005100	0150	9/3/03	\$110,000	DIAGNOSTIC OUTLIER
014	012103	9070	3/1/02	\$312,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	012103	9112	9/30/02	\$795,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	012103	9122	8/12/03	\$359,950	DIAGNOSTIC OUTLIER
014	062104	9044	3/18/03	\$224,290	RELATED PARTY, FRIEND, OR NEIGHBOR
014	102103	9018	11/7/03	\$355,000	DIAGNOSTIC OUTLIER
014	112103	9007	7/8/03	\$550,000	QUIT CLAIM DEED;
014	112103	9016	8/20/03	\$355,000	DIAGNOSTIC OUTLIER
014	119600	4755	6/27/02	\$218,870	NON-REPRESENTATIVE SALE
014	142103	9046	4/17/02	\$199,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	142103	9060	7/14/03	\$65,000	EXEMPT FROM EXCISE TAX
014	142103	9067	4/29/03	\$110,000	DIAGNOSTIC OUTLIER
014	189831	0170	11/3/03	\$250,000	RELOCATION - SALE TO SERVICE
014	189831	0320	4/2/03	\$169,500	EXEMPT FROM EXCISE TAX
014	189860	0020	9/12/02	\$65,932	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
014	189870	0340	10/20/03	\$174,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	189890	0290	10/17/02	\$114,206	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
014	195460	0050	7/11/03	\$505,000	ImpCount
014	195460	0076	10/4/02	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	195460	0110	5/25/02	\$267,000	BANKRUPTCY - RECEIVER OR TRUSTEE
014	211572	0470	1/1/03	\$212,000	RELOCATION - SALE BY SERVICE
014	211572	0470	12/11/02	\$212,000	RELOCATION - SALE TO SERVICE
014	321020	0061	9/27/02	\$299,000	DIAGNOSTIC OUTLIER
014	321020	0145	5/19/03	\$665,000	ImpCount
014	321020	0358	10/13/03	\$192,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
014	416660	0185	10/14/03	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	416660	0646	12/1/03	\$266,000	DIAGNOSTIC OUTLIER
014	416710	0275	6/3/03	\$435,000	DIAGNOSTIC OUTLIER
014	416770	0270	8/14/02	\$137,000	NON-REPRESENTATIVE SALE
014	416780	0050	10/31/03	\$71,931	QUIT CLAIM DEED;
014	514930	0090	7/23/03	\$224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	514930	0430	11/14/02	\$204,000	RELOCATION - SALE BY SERVICE
014	515320	0030	8/8/02	\$163,000	DORRatio
014	515320	0060	8/2/02	\$214,950	DORRatio
014	515320	0075	11/15/02	\$355,000	DIAGNOSTIC OUTLIER
014	515320	0075	3/25/03	\$376,462	IMP. CHARACTERISTICS DIFFERENT FROM WHAT SOLD
014	515320	0116	9/9/02	\$299,975	DIAGNOSTIC OUTLIER
014	515320	0170	12/16/02	\$365,000	Obsol
014	515320	0326	7/3/02	\$103,750	RELATED PARTY, FRIEND, OR NEIGHBOR
014	515320	0336	10/22/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	515320	0375	5/1/03	\$220,000	EXEMPT FROM EXCISE TAX
014	515320	0466	3/25/02	\$126,000	TRADE
014	515320	0591	10/16/03	\$150,400	DIAGNOSTIC OUTLIER
014	515320	0621	10/19/02	\$87,000	GOVERNMENT AGENCY;
014	515320	0621	3/31/03	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	802951	0100	6/27/02	\$192,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	873219	1010	4/17/02	\$206,950	RELOCATION - SALE BY SERVICE
014	873219	1010	4/10/02	\$206,950	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 52

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	119600	2395	11/26/03	189000	19200	N	N
9	172204	9143	7/8/03	235000	10372	Y	Y
9	172204	9171	4/22/03	290000	12768	Y	N
9	201380	1645	5/29/03	65000	20580	N	N
9	506740	0041	6/25/02	190000	16020	Y	Y
10	292204	9001	9/9/02	75000	29185	N	N
10	292204	9073	5/20/03	264950	24268	N	N
9	119600	2395	11/26/03	189000	19200	N	N
9	172204	9143	7/8/03	235000	10372	N	Y
9	172204	9171	4/22/03	290000	12768	N	Y
9	201380	1645	5/29/03	65000	20580	N	Y
9	506740	0041	6/25/02	190000	16020	N	Y
10	292204	9001	9/9/02	75000	29185	N	Y
10	292204	9073	5/20/03	264950	24268	N	Y
10	292204	9095	4/21/03	259950	22781	N	Y
10	322204	9001	10/30/03	98000	6970	N	Y
10	322204	9012	7/23/03	310000	239580	N	Y
10	720300	0975	8/23/02	52500	3124	N	Y
10	720540	0011	6/3/03	42500	7329	N	Y
10	720540	0012	6/3/03	42500	8950	N	Y
10	720540	0013	6/3/03	42500	8812	N	Y
10	720540	0014	6/3/03	42500	7570	N	Y
10	720540	0211	11/14/03	71000	10550	N	Y
11	119600	1580	8/22/03	140000	11900	N	Y
11	119600	4270	10/2/03	69500	16000	N	Y
11	515230	0020	10/24/03	139900	14915	N	Y
11	515298	0010	7/8/02	175000	15504	N	Y
11	720250	0120	3/1/02	105000	24248	N	Y
14	112103	9014	8/16/02	55000	38332	N	Y
14	112103	9031	12/5/02	270500	47044	N	Y
14	112103	9056	4/4/03	130000	262231	N	N
14	122103	9022	4/10/03	850000	431679	N	N
14	184080	0015	6/23/03	73000	14550	N	N
14	184080	0100	12/19/02	35000	11400	N	N
14	416660	0595	11/18/03	125000	43995	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 52

Sub Area	Major	Min o r	Sale Date	Sale Price	Comments
9	953660	0090	1/23/02	249000	ESTATE ADMINISTRATOR, GUARDIAN
10	292204	9101	7/16/03	77500	QUIT CLAIM DEED
10	322204	9005	2/22/02	67500	BANKRUPTCY - RECEIVER OR TRUSTEE;
14	119600	4383	7/30/03	81250	QUIT CLAIM DEED; STATEMENT TO DOR;
14	189890	0300	5/5/03	100228	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	416660	0355	8/27/03	135000	QUIT CLAIM DEED;



King County
Department of Assessments
King County Administration Bldg.
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Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr